



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, JULY 26, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:30 p.m. (**time listed is approximate**) in the in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order.
- ii. Discuss items on the regular agenda.
- iii. Adjourn.

The Planning and Zoning Commission will convene into a Regular Meeting at the conclusion of the Work Session in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

**A. CALL TO ORDER**

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- 1. Update Report from Staff.

**B. CONSENT AGENDA**

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- 1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on July 12, 2016.
- 2. Consider and take action on a Final Plat for the First United Methodist Church Addition, located at 4405 Main Street, further described as a 13.06 +/- acres of land located in the Thomas Payne Survey, Abstract No. 1165, City of Rowlett, Dallas County, Texas.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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- 1. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Manors on Miller. The subject property is located North of Miller road and West of Dorchester further described as 8.437 +/- acres of land located in the S.A. & M.G. RR Survey, Abstract No.1407, City of Rowlett, Dallas County, Texas.

**D. ADJOURNMENT**

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NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION.

A handwritten signature in black ink, appearing to read "Garrett Langford", is written over a light blue horizontal line.

Garrett Langford, Principal Planner

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:15 P.M., JULY 12, 2016**

**WORK SESSION**

**PRESENT:** Chairman Michael Lucas, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Thomas Finney, Alternate Jason Berry

**ABSENT:** Vice Chairman Jonas Tune, Alternates Stephen Ritchey, Kim Clark

**STAFF PRESENT:** Principal Planner Garrett Langford, Senior Planner Patricia Gottilly-Roberts, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

**i. Call to Order**

Chairman Michael Lucas called the Work Session to order at 6:15 p.m.

**ii. Discuss items on the regular agenda.**

Principal Planner Garrett Langford introduced the department's new Senior Planner, Patricia Gottilly-Roberts. He also provided updates from the last City Council meeting.

**iii. Adjourn**

Chairman Lucas adjourned the Work Session at 6:20 p.m.

**REGULAR MEETING**

**A. CALL TO ORDER**

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Chairman Lucas called the meeting to order at 6:20 p.m.

**1. Update Report from Staff.**

Mr. Langford provided information regarding the upcoming meeting on July 26, 2016. He said adjustments needed to be made to the impact fee study and that it would be coming before the Commission.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:15 P.M., JULY 12, 2016**

**B. CONSENT AGENDA**

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1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on June 28, 2016.
2. Consider and take action on a Preliminary Plat for the Manors on Miller, located North of Miller road and West of Dorchester further described as 8.437 +/- acres of land located in the S.A. & M.G. RR Survey, Abstract No.1407, City of Rowlett, Dallas County, Texas (Case Number PP132-2016).
3. Consider and take action on a Preliminary Plat for the Emerald Spring Estates, located SEQ Miller Road & President George Bush Highway further described as 3.639 +/- acres of land located in the O.V. Ledbetter Survey, Abstract No.790, City of Rowlett, Dallas County, Texas (Case Number PP122-2016).

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Commissioner James Moseley seconded the motion. The motion passed with a 6-0 vote.

**C. ADJOURNMENT**

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Chairman Lucas adjourned the meeting at 6:25 p.m.

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Chairman

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Secretary

**AGENDA DATE:** 07/26/16

**AGENDA ITEM:** B2

**AGENDA LOCATION:**

Consent Agenda

**TITLE**

Consider and take action on a Final Plat for the First United Methodist Church Addition, located at 4405 Main Street, further described as a 13.06  $\pm$  acres of land located in the Thomas Payne Survey, Abstract No. 1165, City of Rowlett, Dallas County, Texas.

**STAFF REPRESENTATIVE**

Daniel Acevedo, Urban Design Manager

**SUMMARY**

The Final Plat is one of the last steps in the development process when the proposed subdivision is approved upon meeting all applicable development requirements. This Final Plat involves creating one lot for First United Methodist Church (Attachment 1 – Final Plat).

**BACKGROUND INFORMATION**

The subject property is located west of President George Bush Turnpike and south of Industrial Street as seen in the location map included below:



The subject property was rezoned to the Form Based Urban Village (FB-UV) district in November 2012 as part of Realize Rowlett 2020 Phase 2. The applicant obtained approval of Major Warrants in conjunction with their Development Plan on September of 2014. The project is almost complete and approval of the Final Plat is the last step before obtaining a Certificate of Occupancy.

## **DISCUSSION**

Chapter 77-806 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission must approve a final plat when the following criteria are met.

- (a) Conforms to Chapter 77-600, Subdivision and Land Development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the Fire Marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the Comprehensive Plan and the City Council.

City Staff has reviewed the Final Plat and determined that it is in compliance with the Rowlett Development Code and the Form Based Code.

## **FISCAL IMPACT/BUDGET IMPLICATIONS**

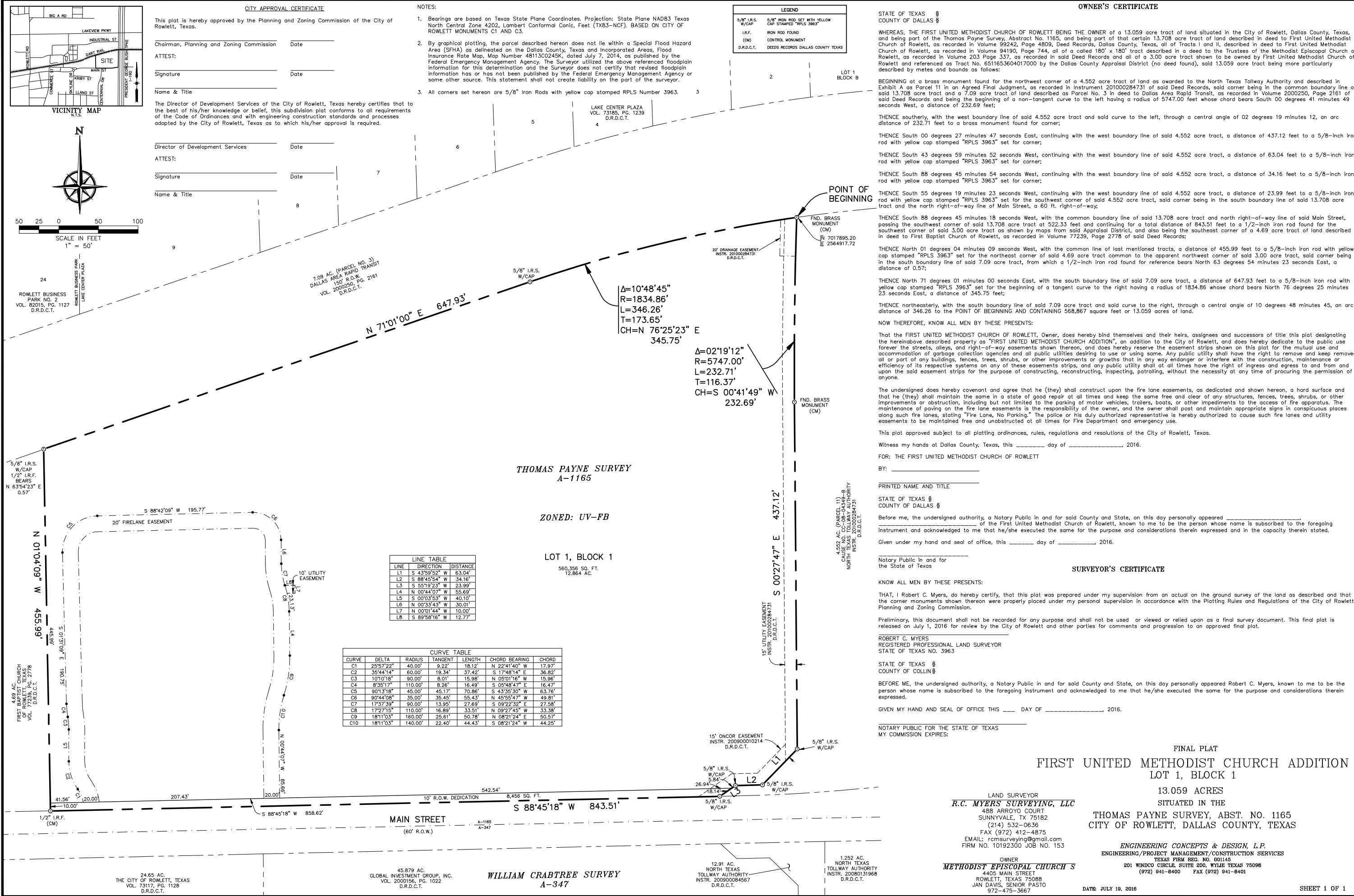
N/A

## **RECOMMENDED ACTION**

Staff recommends approval of this request.

## **ATTACHMENTS**

Attachment 1 – Final Plat







## City of Rowlett

### Staff Report

Planning & Zoning Commission

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 07/26/2016

**AGENDA ITEM:** C1

#### **AGENDA LOCATION:**

**Individual Consideration**

#### **TITLE**

Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Manors on Miller. The subject property is located North of Miller road and West of Dorchester further described as 8.437 +/- acres of land located in the S.A. & M.G. RR Survey, Abstract No.1407, City of Rowlett, Dallas County, Texas.

#### **STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

#### **SUMMARY**

This is a request to remove more than three protected trees from 8.437 +/- acres of land located North of Miller road and West of Dorchester Drive (Attachment 1 – Location Map). The removal of more than three protected trees requires a recommendation from the Planning and Zoning Commission and final approval from the City Council.

#### **BACKGROUND INFORMATION**

The subject property consists of 8.437 acres and is located North of Miller road and West of Dorchester Drive. The subject property was rezoned from Single Family 40 (SF-40) to Planned Development 023-16 on June 7, 2016, to allow a 39-lot single family subdivision with a minimum lot size of 5,750 square feet. The applicant has submitted the preliminary plat which was approved by the Planning and Zoning Commission on July 12, 2016. The applicant must receive approval of the tree removal prior to proceeding with the remaining development plan items as changes to the mitigation plan could alter the required landscape plan and grading plan.

The applicant is proposing to remove 20 protected trees totaling in 254.3 caliper inches while saving 17 protected trees totaling in 296.1 caliper inches (Attachment 2 – Tree Survey and Preservation/Mitigation Plan). The applicant identified a total of 37 protected trees totaling in 550.4 caliper inches (Attachment 3 – Arborist Letter). The certified arborist noted that the majority of the trees on site consisted primarily of sugarberry trees which is not a protected species. Staff consulted with the Parks and Recreation Department to confirm the identification of the sugarberry trees to ensure that they were not hackberry trees which are protected if over 11 inches at 4.5 above grade. The table on the next page identifies the reasons the applicant is requesting to remove the 20 protected trees. In short, the trees are being removed due to site grading, location of future infrastructure, or located within building envelope.

TREE #	TYPE	REASON
1	Pecan	Proximity of Sidewalk; grading that will cut 1.35'
2	Pecan	Proximity of Sidewalk; interference with driveway
3	Pecan	Proximity of Sidewalk; interference with driveway
4	Pecan	Proximity of Street
9	Eastern Red Cedar	Within Building Envelope of Lot
10	Eastern Red Cedar	Within Building Envelope of Lot
11	Eastern Red Cedar	Proximity of Sidewalk; grading that will add 1.98' of fill
12	Eastern Red Cedar	Within proposed street
13	Eastern Red Cedar	Within proposed street
14	Eastern Red Cedar	Within Building Envelope of Lot
15	Eastern Red Cedar	Within Building Envelope of Lot
16	Eastern Red Cedar	Proximity of Sidewalk
17	Eastern Red Cedar	Proximity of Sidewalk; grading that will add 0.97' of fill
18	American Elm	Proximity of Street; grading that will add 1.40' of fill
19	Eastern Red Cedar	Proximity of Property Line / Fence/ Street
20	American Elm	Building Envelope and Street; grading will add 1.31' of fill
21	Eastern Red Cedar	Building Envelope and Street; grading will add 0.57' of fill
22	Pecan	Proximity of Street
23	Pecan	Proximity of Sidewalk; grading will add 0.94' of fill
33	Pecan	Within Building Envelope of Lot

Section 77-504.H of the Rowlett Code of Ordinances states the purpose of tree preservation and lists the criteria for approval of a tree removal. The following section lists the criteria for a tree removal permit followed by Staff's recommendation.

## DISCUSSION

Per section 77-504. H of the Rowlett Development Code, "Tree preservation". The purpose of tree preservation is as follows:

1. Purpose. The purpose of this section is to encourage the preservation of long-established trees of sizes that, once removed, can be replaced only after many generations of tree growth; to preserve protected trees during construction; and to control the removal of protected trees. It is the intent of this section to achieve the following:
  - (a) Prohibit the indiscriminate clearing of trees from property;
  - (b) To the greatest extent possible, preserve and maintain protected trees so as to enhance the quality of development;
  - (c) Protect and increase the value of residential and commercial properties within the city by maintaining the city's current tree inventory;



- (d) Maintain and enhance a positive image for the attraction of new business enterprises to the city;
- (e) Protect healthy quality trees and promote the natural ecological environmental and aesthetic qualities of the city; and
- (f) Help provide needed shaded areas in order to provide relief from the heat by reducing the ambient temperature.

The City Council shall deny a tree removal permit and associated tree survey and preservation plan if it is determined that:

1. Removal of the tree is not reasonably required in order to conduct anticipated activities;
2. A reasonable accommodation can be made to preserve the tree; or
3. The purpose and intent of this subchapter is not being met by the applicant.

The proposed tree removal is needed in order to conduct anticipated activities on the site and no reasonable accommodation could be made. To deny the removal will require the developer to substantially re-configure their proposed development. The applicant has identified 17 protected trees totaling in 296.1 caliper inches for tree replacement credits to offset the 254.3 inches to be removed.

#### **FISCAL IMPACT**

N/A

#### **RECOMMENDED ACTION**

Staff recommends approval.

#### **ATTACHMENTS**

Attachment 1 – Location Map

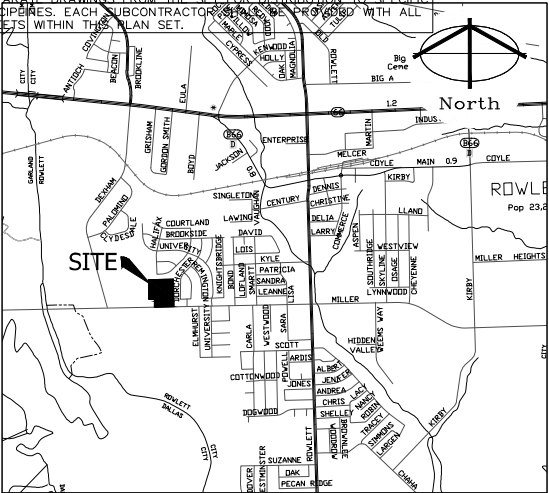
Attachment 2 – Tree Survey and Preservation Plan

Attachment 3 – Arborist Letter



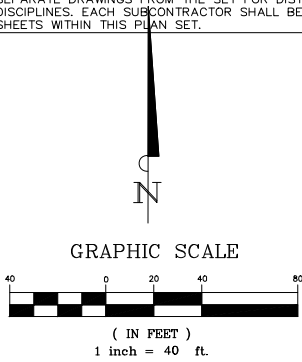


INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



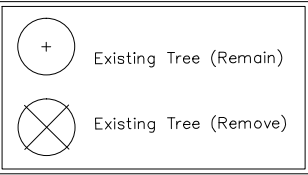
VICINITY MAP  
N.T.S.

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



- SPECIAL NOTES:
- HOME BUILDER IS RESPONSIBLE FOR PLANTING (2) CANOPY TREES PER LOT AT TIME OF COMPLETION OF HOME BUILDING PER CITY OF ROWLETT LANDSCAPE ORDINANCE.
  - CANOPY TREES SHALL BE PLANTED IN CENTRAL COMMON SPACE AREA PER EXHIBIT 'D' OF THE MANORS ON MILLER PLANNED DEVELOPMENT STANDARDS, AS SHOWN ON PLAN.

LEGEND:



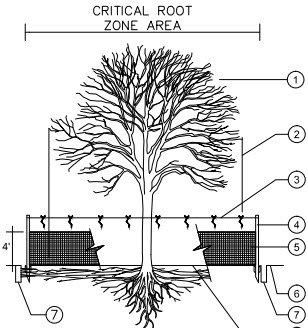
TOTAL CALIPER INCHES EXISTING:	-549.3	550.4"
TOTAL CALIPER INCHES TO BE REMOVED:	-263.5	254.3"
TOTAL CALIPER INCHES TO REMAIN:	-285.8	296.1"
TOTAL CALIPER INCHES FOR MITIGATION:	0.0	
TOTAL CALIPER INCHES MITIGATED:	0	

TREE #	CALIPER	TYPE	REMAIN	REMOVE	CONDITION
1	8.0	Pecan		X	Good
2	8.8	Pecan		X	Good
3	8	Pecan		X	Good
4	8	Pecan		X	Good
5	9.2	Eastern Red Cedar	X		Good
6	13.8	Eastern Red Cedar	X		Good
7	17.6	Eastern Red Cedar	X		Good
8	9.8	Green Ash	X		Good
9	13.0	Eastern Red Cedar		X	Good
10	11	Eastern Red Cedar		X	Good
11	9.8	Eastern Red Cedar		X	Good
12	12.4	Eastern Red Cedar		X	Good
13	8.8	Eastern Red Cedar		X	Good
14	18.7	Eastern Red Cedar		X	Good
15	15.1	Eastern Red Cedar		X	Good
16	8.9	Eastern Red Cedar		X	Good
17	8.4	Eastern Red Cedar		X	Good
18	10.5	American Elm	X		Good
19	9.0	Eastern Red Cedar		X	Good
20	8.0	American Elm		X	Good
21	14	Eastern Red Cedar		X	Good
22	9.7	Pecan		X	Good
23	17	Pecan		X	Good
24	12	Pecan	X		Good
25	10.7	Pecan	X		Good
26	11.2	Pecan	X		Good
27	22.2	Pecan	X		Good
28	24.6	Cedar Elm	X		Good
29	29.7	Pecan	X		Good
30	28.8	Pecan	X		Good
31	31.5	Pecan	X		Good
32	34.0	Pecan	X		Good
33	47.2	Pecan		X	Good
34	10.2	Pecan	X		Good
35	9	Pecan	X		Good
36	9.8	Pecan	X		Good
37	12	Southern Catalpa	X		Good
TOTAL			296.1	254.3	

550.4

- NOTES:
- PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.

- ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES. HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE. W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



- EXISTING TREE(S) TO REMAIN.
- DRIFLINE OF EXISTING TREE (TYP)
- CONTINUOUS NYLON TIE STRING TIED TO STAKE TOPS W/ 2" TUNDRA WEIGHT ORANGE STREAMERS @ 3' O.C.
- 8" METAL T-STAKES: 8" O.C. MIN., DRIVEN 2' INTO GROUND AT (OR OUTSIDE) TREE DRIFLINE
- 4' MIN. HEIGHT ORANGE PLASTIC FENCING INSTALLED PER MANF. RECOMMENDATIONS (TYP). SUPPLEMENT W/ SILT FENCE FABRIC @ PRUNING TRENCH AS REQ'D.
- EXISTING GRADE TO BE DISTURBED.
- ROOT PRUNING TRENCH 12" OUTSIDE FENCE - SEE NOTES.
- EXISTING GRADE TO REMAIN.

TREE PROTECTION DETAIL

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

NOT TO SCALE



ENGINEER/SURVEYOR:  
BANNISTER ENGINEERING, LLC  
1696 COUNTRY CLUB DR..  
MANSFIELD, TX 76063  
(817) 842-2094  
CONTACT: TRAVIS ATTANASIO

OWNER:  
LF Estate Ltd.  
8214 Westchester, Ste 710  
Dallas, Texas 75225  
(217)522-4945

APPLICANT:  
LF Estate Ltd.  
8214 Westchester, Ste 710  
Dallas, Texas 75225  
(217)522-4945  
CONTACT: John Arnold

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MANORS ON MILLER  
2109 Miller Road  
Rowlett, Texas

TREE PRESERVATION PLAN

No.	Date	Revision	Description



SHEET NO.  
L-1.1

**BANNISTER**  
ENGINEERING  
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)



13 June 2016

Mr. Noah Flabiano  
Skorburg Company  
8214 Westchester; Suite 710  
Dallas, Texas 75225

Re: Manors on Miller - Tree Survey on an approximately 8.44-acre tract of land located north of the intersection of Harbor Pointe Drive and Miller Road in the City of Rowlett, Dallas County, Texas.

Mr. Flabiano,

Integrated Environmental Solutions, LLC (IES) conducted a tree survey in accordance with standards identified in the City of Rowlett's Development Code. The survey area was approximately 8.44-acres located north of the intersection of Harbor Pointe Drive and Miller Road in the City of Rowlett, Dallas County, Texas. This project was completed for the proposed development of the site. The survey area on the attached graphics (**Attachment A**) was developed from a graphic and digital file provided by your office depicting the boundary of the development.

IES investigated the entire limits of the survey area on 10 June 2016 for any and all trees identified as a *Protected Tree* in the City of Rowlett's Development Code. A *Protected Tree* is identified as any existing tree of at least eight caliper inches in diameter at breast height (DBH) except for the following species of trees: Tree of Heaven, Mimosa or Silktree, Sugarberry, Horseapple/Boid D'Arc, Chinaberry, Black Willow, Chinese Tallow, Siberian Elm, Cotton Wood, Hackberry (11-inch DBH or smaller) and Lotus (Buckthorn Family). When IES encountered multi-trunked trees, the caliper inch diameter was calculated by the sum of the main stem plus half the diameter of each other stem. The trees were measured, recorded, and tagged with aluminum tags with a number that corresponds with the attached maps and data tables.

During the survey, IES observed 37 trees within the survey area, which would be considered protected trees according to the City of Rowlett's Development Code (**Attachment B**). The majority of the project site was dominated by sugarberry (*Celtis laevigata*); resulting in the limited number of protected trees surveyed. Tree species recorded included pecan (*Carya illinoensis*) eastern redcedar (*Juniperus virginicus*), American elm (*Ulmus americana*), green ash (*Fraxinus pennsylvanica*) and Southern catalpa (*Catalpa bignonioides*). The majority of the trees were identified along the fenceline within the center of the project site (**Attachment A, Figures 2**). The total number of diameter inches recorded was 532.4.

IES appreciates the opportunity to work with you and Skorburg Company on this project. In the event there are any question or if we can provide any further assistance, please contact me at [reinecke@intenvsol.com](mailto:reinecke@intenvsol.com) or 972/562-7672.

Sincerely,

Integrated Environmental Solutions, LLC.

Rudi Reinecke  
ISA Certified Arborist #180433

Attachments  
File ref: 04.143.016

Integrated Environmental Solutions, LLC. | 610 Elm Street, Suite 300  
McKinney, Texas 75069 | [www.intenvsol.com](http://www.intenvsol.com)

**Telephone:** 972.562.7672

**Facsimile:** 972.562.7673



**Figure 2. Manors on Miller Tree Survey**

County: Dallas

State: Texas

Date map created: 6/13/2016

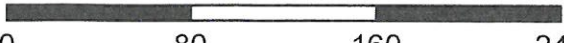
Source: (c) 2009 Microsoft Corporation  
and its data suppliers; ESRI 10.3

Exported at 8.5 in by 11 in



 Project Site  
 Tree Locations

1 inch = 80 feet

 Feet  
0 80 160 240



## Attachment B. Manors on Miller Tree Survey - City of Rowlett, Texas

Tree Tag Number	Diameter at Breast Height (DBH)(Inches)	Tree Species Common Name	Latitude	Longitude	Canopy Diameter
1	8.0	Pecan	32.89463	-96.582505	10
2	8.8	Pecan	32.894783	-96.582593	20
3	8	Pecan	32.894783	-96.582582	20
4	8	Pecan	32.894760	-96.582587	20
5	9.2	Eastern Red Cedar	32.89507	-96.583232	12
6	13.8	Eastern Red Cedar	32.895120	-96.58325	12
7	17.6	Eastern Red Cedar	32.895749	-96.583240	24
8	9.8	Green Ash	32.895829	-96.582409	15
9	13.0	Eastern Red Cedar	32.895780	-96.581876	15
10	11	Eastern Red Cedar	32.895722	-96.581909	15
11	9.8	Eastern Red Cedar	32.895591	-96.581876	12
12	12.4	Eastern Red Cedar	32.89553	-96.58187	12
13	8.8	Eastern Red Cedar	32.895470	-96.581914	15
14	18.7	Eastern Red Cedar	32.895288	-96.58195	12
15	15.1	Eastern Red Cedar	32.895267	-96.581938	15
16	8.9	Eastern Red Cedar	32.895308	-96.58188	15
17	8.4	Eastern Red Cedar	32.895344	-96.581893	18
18	10.5	American Elm	32.895121	-96.581932	10
19	9.0	Eastern Red Cedar	32.895094	-96.581936	15
20	8.0	American Elm	32.894811	-96.581945	10
21	14	Eastern Red Cedar	32.894796	-96.581957	18
22	9.7	Pecan	32.89466	-96.582029	15
23	17	Pecan	32.894641	-96.582021	12
24	12	Pecan	32.894571	-96.582075	15
25	10.7	Pecan	32.894588	-96.58206	15
26	11.2	Pecan	32.894545	-96.582082	15
27	22.2	Pecan	32.894487	-96.582039	20
28	18.6	Pecan	32.894349	-96.582038	18
29	26.1	Pecan	32.894316	-96.582044	22
30	28.8	Pecan	32.894258	-96.582083	24
31	24.2	Pecan	32.894271	-96.582022	22
32	34.0	Pecan	32.894323	-96.581333	45
33	47.2	Pecan	32.894688	-96.581582	65
34	10.2	Pecan	32.894470	-96.582290	15
35	9	Pecan	32.894454	-96.582287	15
36	9.8	Pecan	32.894433	-96.582308	15
37	12	Southern Catalpa	32.894321	-96.582167	10

Total Diameter in Inches: 532.4